

Mansfield

Logistics Campus

FOR SALE

221 Airport Road & 901 S 2nd Avenue
Mansfield, Texas



263,092
SQUARE FEET

19.75
ACRES

2-BLDG
CAMPUS

123 TRUCK
PARKING SPOTS

PRIME
ACCESS I-20 I-35 W

Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of Mansfield Logistics Campus, located at 221 Airport Road and 901 S 2nd Avenue in Mansfield, TX (the "Property"). It has been prepared by Bradford Commercial Real Estate Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Bradford Commercial Real Estate Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Bradford Commercial Real Estate Services from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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Mansfield

Logistics Campus

Offered exclusively by:

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Executive Summary

Bradford is pleased to present a rare opportunity for an owner-user to acquire a two-building logistics campus totaling 263,092 square feet, located at 901 S 2nd Street and 221 Airport Drive in Mansfield, Texas. Situated on approximately 19.75 acres, the property features 123 paved, lighted, and secured trailer parking spaces, offering a highly functional configuration for a range of industrial uses including logistics and manufacturing. The asset is located within Mansfield Industrial Park East, with convenient access to major transportation corridors including I-35W and I-20, providing efficient connectivity throughout the Dallas-Fort Worth Metroplex.

Mansfield represents a well-established and rapidly growing industrial submarket, strategically positioned between Dallas and Fort Worth in the south-central quadrant of DFW. The area has experienced significant recent growth, with over 70 active developments reinforcing its evolution into a key logistics and distribution hub. Mansfield is home to a diverse base of national and regional users including Amazon, Mouser Electronics, Klein Tools, Sunrider International, and others, underscoring the submarket's credibility and long-term appeal. This offering provides a unique opportunity to secure a scaled, functional campus in a proven and expanding location.



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The information contained in this package is furnished solely for the purpose of review by a prospective purchaser of Mansfield Logistics Campus in the DFW Metroplex and is not to be used for any other purpose or made available to any other person without the express written consent of Bradford Commercial Real Estate Services or any of their respective affiliates ("Bradford Companies"). The information contained in this package is from sources deemed reliable, but is not guaranteed by Bradford or Owner in any way and is subject to change in price, corrections, errors and omissions, prior sale, or withdrawal without notice.

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